

# **MINUTES**

## **City of Carrollton Mayor and Council Meeting**

Monday, December 5, 2005  
6:00 p.m.

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**Public Safety Complex, Court/Council Chambers  
115 West Center Street, Carrollton, Georgia**

### **I. CALL TO ORDER**

The Mayor and City Council met in a regular session on Monday, December 5, 2005 at 6:00 p.m. in the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Pro-Tem Gray called the meeting to order at 6:00 p.m. Members present: Mayor Pro-Tem Rusty Gray, Councilmember Peter Balega, Councilmember Gerald Byrd, and Councilmember Mandy Maierhofer. Members absent: Mayor Garner. (Arrived later in the meeting.)

### **II. INVOCATION**

Councilmember Byrd offered the invocation.

### **III. MINUTES** November 7, 2005

**Motion by Councilmember Byrd, seconded by Councilmember Balega to approve the Minutes of the November 7, 2005 meeting. (Motion passed, 4-0) Mayor Garner absent.**

### **IV. ITEMS OF DISCUSSION**

#### **1. Rezoning Request**

**From R-1 (Low Density Residential to O-I Office Institutional  
Property Location: Hays Mill Road and Cottage Hill Road  
Petitioner: John Paulk**

Planning & Zoning Administrator Studdard presented a rezoning request by Mr. John Paulk for property located on Hays Mill Road and Cottage Hill Road. The petitioner is requesting rezoning from R-1 (Low-Density Residential) to O-I (Office-Institutional) Planned Unit Development to allow climate controlled storage. PZA Studdard noted that the Planning Commission had approved the request with the following conditions:

1. The submitted renderings shall be binding to the approval of the rezone request.
2. A black wrought iron fence will be utilized.
3. No boats, trailers, RVs, or campers will be stored on the site.

At this time Mayor Pro-Tem Gray opened the public hearing to receive input. Those in favor: Mr. John Paulk, petitioner discussed with the Council his plans for the property, which included building an office complex with climate controlled storage. Those speaking opposed: None. Councilmember Balega inquired to the number of actual office space and if the site would be monitored. The

petitioner reported that plans included six (6) offices and the site would be monitored. Following a brief discussion, ***motion by Councilmember Maierhofer, seconded by Councilmember Balega to accept the Planning Commission's recommendation to approve the rezoning request with conditions of Mr. John Paulk for property located at the intersection of Hays Mill Road and Cottage Hill Road. Motion carried. (4-0) Mayor Garner absent.***

## **2. Rezoning Request**

**Property Location: 1170 Cedar Street**

**Petitioner: Ralph Van Pelt, Jr.**

Planning & Zoning Administrator Studdard presented a rezoning request by Mr. Ralph Van Pelt, Jr. for property located at 1170 Cedar Street. The petitioner is requesting rezoning from R-1 (Low-Density Residential) to R-3 (High-Density Residential) to build a 52 unit townhouse development. PZA Studdard noted that the Planning Commission had approved the request with the following conditions:

1. The submitted renderings shall be binding to the approval of the rezone request.
2. Vinyl siding is prohibited.
3. Sidewalks shall be installed along the Cedar Street right-of-way.

At this time Mayor Pro-Tem Gray opened the public hearing to receive input.

Those in favor: Mr. Ralph Van Pelt, Jr., petitioner, presented the proposed development of 51 unit townhouse development. Mr. Van Pelt stated that units would cost in the range of \$130,000.00 and face Cedar Street.

Councilmember's Balega and Byrd inquired about parking. Mr. Van Pelt replied that adequate parking would be located to the rear of the units and there would be no parking in the street. Those opposed: None. Following a brief discussion,

***motion by Councilmember Maierhofer, seconded by Councilmember Byrd to accept the Planning Commission's recommendation to approve the rezoning request of Mr. Ralph Van Pelt, Jr. for property located at 1170 Cedar Street with the following conditions:***

- 1. The submitted renderings shall be binding.***
  - 2. Vinyl siding is prohibited.***
  - 3. Sidewalks shall be installed along the Cedar Street right of way.***
- Motion carried. (4-0) Mayor Garner absent.***

## **3. Annexation and Rezoning Request**

**Property Location: 1696 Highway 27 North and 35 Springdale Road**

**Petitioner: Andrew Porter**

Planning & Zoning Administrator Studdard presented an annexation and rezoning request by Mr. Andrew Porter for property located at 1696 Highway 27 North and 35 Springdale Road to C-2 (Neighborhood and Highway Service Business District). PZA Studdard noted that the Planning Commission had denied the request after hearing opposition from the surrounding neighborhood, Commissioner Clay made a motion to deny the request, stating that the surrounding community does not support the project. At this time Mayor Pro-Tem Gray opened the public hearing to receive input. Those in favor: Mr. Andrew Porter, petitioner presented the site plan for a shopping center. Mr.

Porter noted that after hearing the concerns of the neighbors in the community at the Planning Commission Meeting, the plan had been revised with additional landscape buffers, berms, and pedestrian walkways. Those speaking in opposition: Mr. Bill Wiggins represented the neighboring Chappel Heights Subdiviision stated that the revised plan with the additional landscape buffers, berms, and pedestrian walkways was now acceptable. Mr. Wiggins stated that the subdivision tenants want assurance that the revised plan is implemented and maintained for future years. Councilmember Balega inquired to how the City would insure the promised landscaped requirements were kept for future years. City Engineering Supervisor Ryan Lawler reported that a landscape maintenance bond could be required. Following a brief discussion, **motion by Councilmember Maierhofer, seconded by Councilmember Byrd to approve the annexation and rezoning request of Mr. Andrew Porter for property located at 1696 Highway 27 North and 35 Springdale Road with the following conditions:**

- 1. Access into the development shall be prohibited on Springdale Road.**
  - 2. Front and rear façade materials shall be consistent.**
  - 3. Development of the subject property shall be generally consistent with the revised site plan presented to the Mayor and Council on December 5, 2005.**
  - 4. A landscape maintenance bond shall be required.**
- Motion carried. (4-0) Mayor Garner absent.**

#### **5. Renaming of City Street**

Councilmember Byrd presented a request to the Mayor and Council to rename High Street; Willie North Street to honor Carrollton's first African American Police Officer. Councilmember Byrd noted that he had spoken to residents on the street and had received a favorable response. Being no further discussion, **motion by Councilmember Byrd, seconded by Councilmember Balega to rename High Street to Willie North Street to honor Carrollton's first African American Police Officer. Motion carried. (4-0) Mayor Garner absent.**

#### **6. Senior Citizen Water Discount**

City Manager Coleman presented a request to reduce senior citizens base water bill by 50%. City Manager Coleman stated that the proposed discount would save Carrollton's Senior Citizens collectively over \$21,000.00. The proposed discount would decrease revenues, but with the recent restructuring of the Utility Departments, the recovery of lost funds due to inaccurate billing, the City is in the position to offer the service to our Senior Citizens. City Manager reviewed the following criteria to receive the Senior Citizen Water Discount:

1. Citizen must provide proof of age (65 years and older).
2. Citizen must complete form at City Hall for discount rate.
3. Citizen will be given the discount rate at primary residence only.
4. Citizen would receive the discount on their base water consumption only.
5. The effective date for the discount would be January 1, 2006.

Following a brief discussion, **motion by Councilmember Maierhofer, seconded by Councilmember Byrd to grant eligible senior citizens a 50%**

**discount on the base portion of their monthly utility bill. Motion carried. (4-0) Mayor Garner absent.**

**6. Resolution 13-2005 Rules and Regulations for Lake Carroll  
Amendment**

City Manager Coleman presented a request from the Carrollton Parks, Recreation and Cultural Arts Department (CPRCAD) to amend the Lake Carroll Rules and Regulations to reflect a reduction in fees from \$150.00 to \$100.00 and the maximum boat length from 16'11 to 21'2. CPRCAD Director Wayne Gay and CPRCAD Commission Chairperson Ann Seaton-Fletcher answered questions from the Council regarding the matter. Lake Carroll resident Bill Wiggins expressed concerns over the size of the boat motors on a 21' boat. The Council discussed options and requested the Recreation Commission study the speed limit and boat size and the impact on residents on Lake Carroll. **Motion by Councilmember Byrd, seconded by Councilmember Balega to table the request. Motion carried. (4-0) Mayor Garner absent.**

**7. Police Vehicle Bids**

City Manager Coleman presented the following bids for four (4) Police Vehicles:

- Alan Vigil Ford \$20,067 per unit
- Don Rich Ford \$20,208 per unit
- Richard Haney Ford \$20,262 per unit

**Motion by Councilmember Maierhofer, seconded by Mayor Pro-Tem Gray to award the Police Vehicle Bid to Don Rich Ford. Motion carried. (4-0) Mayor Garner absent.**

**Mayor Garner arrived at the meeting.**

**8. Proposed Group Health and Dental Insurance  
Proposed Short Term and Long Term Disability Insurance**

Finance Director Jim Triplet reported that the City has received its medical and dental insurance renewal quote from Blue Cross Blue Shield of Georgia (BCBSGA). The quote proposed a 7% increase in medical premiums and no increase for the dental premiums for the year 2006. In efforts to save funds and maintain the same level of coverage, the City's consultants at J. Smith Lanier & Company (Mr. Dave Knight) submitted requests to numerous insurers for medical and dental coverage and it appears our best option for medical coverage will be to stay with BCBSGA. This year staff budgeted for an anticipated premium increase of 14 % (\$218,099); therefore, staff recommends the City absorb the actual premium increase of 7% in lieu of passing this cost on to the employee. Director Triplett also reported that there was no increase in the City's dental insurance with BCBSGA, reminding the Mayor and Council that this benefit was voluntary and paid in full by the employee. Director Triplett explained that even though no increase was requested, the City should have received a reduction in dental insurance premiums based on the dental claims experience for the last year. Director Triplett explained that our consultants and City staff had reviewed dental insurance quotes and found that the Guardian Insurance Company's quote was slightly less and included an improved benefit. Director Triplett noted that Guardian has agreed to a two (2) year rate guarantee, as well. Director

Triplett requested the Mayor and Council allow staff to make necessary arrangements to change from BCBSGA to Guardian effective January 1, 2006.

Director Triplett also reported that in efforts to improve employee benefits and compete with other agencies, staff was requesting the Mayor and Council consider offering Short Term (STD) and Long Term Disability (LTD) Insurance. Director Triplett stated that staff was requesting the City fund the LTD and permit employees to participate in the STD on a voluntary basis. Director Triplett stated that the proposal for the LTD from Mutual of Omaha would cost the City for all fulltime employees an estimated \$34,100 annually. Funding the LTD the first year would come from the savings derived from the excess funds budgeted for the Group Medical Health Insurance. Director Triplett noted that he anticipated funding in future years to be covered by normal growth in the City's revenue base, such as tax and license fees and growth in the utility customer base. Director Triplett reviewed the following cost per fund associated with the LTD proposal

|                  |          |
|------------------|----------|
| -General Fund    | \$23,529 |
| -Water Fund      | \$ 7,502 |
| -Sanitation Fund | \$ 3,069 |

At this time Director Triplett and Mr. Dave Knight answered questions from the Mayor and Council regarding the proposals. Being no further discussion, ***motion by Councilmember Maierhofer, seconded by Councilmember Gray to accept staff's recommendation to move the Group Insurance Dental Plan from Blue Cross Blue Shield of Georgia to Guardian Insurance; implement a Short Term Disability (premiums paid by employee) and Long Term Disability (premiums paid by the City) Benefit. Motion carried. (5-0).***

## **9. Membrane Filtration Project**

Assistant City Manager Grizzard reported that the City had issued a Request for Proposal (RFP) to qualified companies to supply the necessary components for the installation of a membrane filtration system at the Carrollton Water Treatment Plant. RFP's were sent to the five (5) known suppliers of membrane systems that are EPA approved. ACM Grizzard reviewed the criteria for selection and were rated from one (1) to ten (10). Bids received on the base bid, estimated construction costs and twenty (20) year operating and maintenance cost with weighting averages are as follows:

- |                |                  |   |
|----------------|------------------|---|
| 1. Pall        | Bid: \$5,410,349 | Weighting Average: 8.55   |
| 2. U.S. Filter | Bid: \$4,471,161 | Weighting Average: 7.90<br>(Proposal did not include adequate equipment redundancy) |
| 3. Zenon       | Bid: \$4,639,201 | Weighting Average: 8.95   |

ACM Grizzard stated that it was staff recommendation that the Mayor and Council authorize the issuance of a purchase order to Templeton and Associates, Inc; the authorized manufacturer's representative for the supply of the Zenon membrane package in the amount of \$2,656,304 for the base bid and for replacement membranes. ***Motion by Councilmember Gray, seconded by Councilmember Maierhofer to purchase the membranes for the Membrane***

**Filtration Project from Zenon in the amount of \$2,656,304 for the base bid and replacement membranes. Motion carried. (5-0).**

**10. Lighting Project at Lakeshore Park**

City Manager Coleman presented a request to replace lighting at Lakeshore Park. CPRCAD Director Gay and CPRCAD Commission Chairperson Fletcher explained the current lighting was antiquated and had become a safety hazard for citizens frequenting the park. Director Gay noted that quotes had been received by the following vendors:

1. Georgia Power       \$395,230
2. Musco Lighting       \$391,000
3. Qualite               \$316,000

Being no further discussion, **motion by Councilmember Gray, seconded by Councilmember Byrd to approve purchasing lights from Qualite for lighting at Lakeshore Park, with funds coming from the Recreation Department's earned revenue.**

**V. MAYOR AND COUNCIL ANNOUNCEMENTS**

There were none.

**VI. CITY MANAGER ANNOUNCEMENTS**

There were none.

**VII. CITIZEN COMMENTS**

There were none.

**VIII. ADJOURN**

There being no other business before the Mayor and Council, Mayor Garner adjourned the meeting at 7:34 p.m.